



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Sketch Plat Review Ithaca DNYP LLC
2 Lot Land Division

PROJECT NUMBER: MNSUB2306-02
PROJECT ADDRESS: 15XX Trumansburg Road
PARCEL NUMBER: 33.-4-3.2
ZONING: A/R: Agricultural/Rural Zone and
OTMU: Office and Technology
Mixed Use

INTRODUCTION

The applicant and property owner, Ithaca (96) DNYP, LLC, applied for a minor subdivision for the subject site to subdivide the existing 38.25 acre lot into two lots; 'Lot 1', approximately 2.354 acres in area, and 'Lot 2', approximately 36.941 acres. The OTMU zone (Lot 1) has no minimum lot area, minimum lot depth, or minimum lot width at the front line requirements per Ulysses Town Code ([UTC 212-108](#)). The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front property line per Ulysses Town Code ([UTC 212-29](#)). Flag lots are permitted in the A/R zone per [UTC 212-29.M](#) subject to the standards listed in [UTC 212-130](#). The proposal is considered an unlisted action under SEQR for which the Board will act as the lead agency.

PROCESS

Per [UTC 212-142.B.1](#), the initial step in a land division process is to determine the classification type of the proposal through sketch plat review. During this review, the Board should review the proposal in respect to state and local laws and regulations, and provide comments and general recommendations as to any adjustment needed to satisfy the objectives of the regulations. To comply with [CLNY 62.16.276.6.d.i](#), the Board should schedule a public hearing for the proposal.

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the proposed sketch plat; review the land division general requirements listed in [UTC 212-140.A.2](#), [212-140.A.5](#), and [212-142.10](#); review [CLNY 62.16.277](#) as applicable; review the regulations pertaining the OTMU zone line in [UTC Article XVII](#) and the A/R zone listed in [UTC 212 Article V](#); review the Subdivision Review Checklist; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations; and discuss timelines for a public hearing.

EXHIBITS

[Exhibit A: Application Submission](#)

[Exhibit B: Town of Ulysses Zoning Code Sections](#)

[Exhibit C: Consolidated Laws of New York Sections](#)

[Exhibit D: Subdivision Review Checklist](#)